

September 14, 2016

City of West Lafayette

2015 Consolidated Annual Performance and Evaluation Report - Draft



City of West Lafayette

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of West Lafayette is located within Tippecanoe County. Tippecanoe County is primarily a rural community along Interstate 65, northwest of Indianapolis. The City of West Lafayette is designated by the U.S. Department of Housing and Urban Development (HUD) as an entitlement City. The U.S. Department of Housing and Urban Development (HUD) awards Community Development Block Grant (CDBG) funds to “Entitlement Communities” across the United States. Awards are based on formula calculations including factors such as the population of the community, pre-1940’s housing stock, growth and decline.

The City of West Lafayette receives an annual allocation of Community Development Block Grant funding (CDBG). As the lead agency of the Lafayette Housing Consortium, the City of Lafayette also receives HOME Investment Partnerships Program funds (HOME). The HOME funds are combined between the Cities of West Lafayette and Lafayette while the City of Lafayette administers the funds. The City of West Lafayette received \$307,715 in CDBG funds and \$613,236 in HOME funds combined between the two Cities for fiscal year 2015.

Five annual goals were fully met during the 2015 fiscal year, the goals to provide services to the homeless by providing services to 1,979 individuals, reduce poverty through public services while helping individuals and assisted 14 elderly households with supportive services at home. The City of West Lafayette also helped 847 persons thru a homeless overnight shelter and provided 2 elderly households housing repairs.

Tippecanoe County is also home to four incorporated towns, Battle Ground, Dayton, Clarks Hill and Shadeland. The unincorporated areas in the county, Battle Ground, Lafayette and West Lafayette have formed a consortium to share the allocation of HOME dollars. This group of leaders is called the Lafayette Housing Consortium. The staff at the City of Lafayette is responsible for the implementation and administration of the HOME funds at the behest of the Consortium.

The primary objectives of the City of West Lafayette are to create affordable housing development, address the safety net services for people living in poverty and create economic opportunities. The specific accomplishments from the past year include:

- Homecare services for elderly and disabled households – 106 direct service hours were provided for 13 homeowners

- Case Management for domestic violence victims and their dependent children – 55 clients served
- Purchase and rehab home for sale to income qualified buyer – 3 households served
- Emergency overnight shelter – 582 clients served
- Providing food to shelters and non-profit agencies –1,373 clients served

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/ outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$30,000	Other	Other	1	0	100%	1	0	100%
Elderly Services	Non-Homeless Special Needs	CDBG: \$3,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6	13	216%	6	13	216%
Elderly Services	Non-Homeless Special Needs	CDBG: \$2,704	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2	2	100%	2	2	100%

Facade Improvements	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	0	0.00%			0.00%
Homeownership Creation	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	75	0	0.00%	15	0	0.00%
Homeownership Creation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	3	300%	0	3	300%
Infrastructure and Neighborhood Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22365	4120	18.42%	4473	4120	92.11%
Neighborhood Revitalization	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	2	0	0.00%		0	
Public Services - General	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2530	1979	78.22%	1160	1979	170.60%
Public Services - General	Homeless Non-Homeless Special Needs	CDBG: \$6,800	Homeless Person Overnight Shelter	Persons Assisted	0	604	604%	0	604	604%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

CAPER

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of West Lafayette receives an annual allocation of Community Development Block Grant funds to assist with affordable housing, public infrastructure and social services. The implementation of the CDBG grant and the HOME Investment Partnerships Program involves a tremendous amount of coordination. Because of the close proximity of the two cities, the Cities of Lafayette and West Lafayette naturally affect each other's ability to implement and balance community development. The two Cities are divided by the Wabash River in Tippecanoe County, sharing an east/west border. According to the 2010 CHAS information, Tippecanoe County has primarily single-family detached housing, making up 59 percent of the total housing stock. Another large segment of housing is property with five to nineteen housing units per building. This is the influence of Purdue University and the demand for student housing. The student population in 2014 was 38,770. The demand for housing development in West Lafayette is likely to push the values and rents higher and higher, spilling over into Lafayette. Consultations with stakeholders revealed growing concern that the demand for more rental housing has pushed long-term residents out of the community. Residents who have lived in the area all their lives suddenly find themselves unable to afford housing or any of the amenities around them, pushing them further away from urban core of both communities and their walkable neighborhoods.

Each City receives its own allocation of CDBG dollars each year, \$601,774 for the City of Lafayette and \$307,715 for the City of West Lafayette. Each City has its own application process for the CDBG funds. While non-profit organizations compete for funding to social services and small housing projects, the Cities organize and implement larger housing projects with in-house staff. Larger projects can include the funding of rental rehabilitation, facade projects, infrastructure improvement and large repair projects for homeowners. Both Cities target their incorporated areas for CDBG funding.

The City of West Lafayette partners with many different organizations to utilize the funding towards specific goals. Tippecanoe County established the goals as part of a five-year strategic plan called the Consolidated Plan. The goals cover the fiscal years 2015 through 2019. Each year the City of West Lafayette sets one-year goals to show progress towards those five-year goals and outlines the projects that will meet the annual goals. This year-end report, or CAPER, will report the progress towards the goals set in 2015-16 for the 2015 fiscal year and describe the people who benefited from this type of programming.

Previous year funds were used for infrastructure projects and repairs such as ADA ramps and repairs and planting 30 trees in the southeast part of the City. One of the challenges with timing the construction is weather. Public Infrastructure projects are generally in line with fair, dry weather. Late spring, summer and early fall periods are optimum times for this type of construction. This year, the Indianapolis area,

including Tippecanoe County, experienced record rainfall during the spring and summer, delaying most construction projects. Another challenge is many of these contracts were issued to mirror the calendar year, meaning the grantees have from January 1, 2015 until December 31, 2015 to complete their work. This enables agencies to align the grant with their fiscal spending years instead of the federal fiscal year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,317
Black or African American	606
Asian	2
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
Total	1,927
Hispanic	45
Not Hispanic	1882

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of West Lafayette is predominately white and the majority served by the CDBG programs are likely to be white as a result. The 2010 Census showed the county population to be 76.8 percent white. In 2015, 68.34 percent of the beneficiaries served by the 2015 CDBG program were white and not Hispanic. This is 8.46 percent lower than the percent of white persons in The City of Lafayette.

The City of West Lafayette CDBG program served 655 minority individuals and families in the 2015 fiscal year, accounting for 33.99 percent of the total served. Of the total served in the 2015 fiscal year, 45 individuals and families identified themselves as Hispanic, accounting for 2.34 percent of the total.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - federal	307,715	414,401

Table 3 – Resources Made Available

Narrative

The City of West Lafayette used carryover funds from FY 2014 combined with FY 2015 funds to meet the requirement set by HUD, most of this was in infrastructure projects. In order to expedite the rate of spending in the next fiscal year, The City of West Lafayette will do the following:

- Work with applications, particularly the individual cities and communities, to select projects that are more feasible and can be completed within the one year period allotted
- Enforce the contract language that requires recipients and grantees to complete activities and draws in a timeline manner
- Send notices to those grantees reminding them about the timeliness of expenditures and notifying them of their time limitations part-way through the fiscal year.
- Monitor grantees on a quarterly basis and notify any grantee, in writing, that are behind their given timeline.

The quarterly monitoring for timeliness will also apply to those grantees. The City of West Lafayette will follow up with projects that draw funds but do not report the progress of the development. For some housing projects, the early draws are necessary to secure land while other parts of the planning and development process continue. However, The City of West Lafayette will monitor closely the progress of those housing projects to ensure they are completed and the projects reach the intended beneficiaries.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City-wide initiatives	46	85	Local Area
Low Income Census Tracts	54	2	Local Area

Table 4 – Identify the geographic distribution and location of investments

Narrative

In the 2015 fiscal year, the City of West Lafayette invested CDBG funds in city wide and low income census tracts. City wide initiatives include public services and housing projects accounted for 85 percent of the City's CDBG investment in FY 2015. Infrastructure improvements and ADA compliance projects are located in the low income census tracts. In FY 2015, the City invested 2 percent of the CDBG allocation towards projects in low to moderate income census tracts. The City spent \$26,848 on ADA compliance projects and \$6,033 on trees.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of West Lafayette used funds to leverage federal investments as part of public infrastructure projects in their community. During the 2015 fiscal year, many public service activities used additional funding to serve The City of West Lafayette residents. City funds from the Parks Department spent \$7,750 for ADA improvements which included labor and materials combined with \$26,848 CDBG funds. PY 2014 and 2015 CDBG funds were matched by the Parks Department and Developmental Department to plant 39 trees in the target area totaling \$38,367.74, each source paying one-third of the total cost.

Thru the sale of two homes, \$51,747.41 of program income was used to purchase two additional homes. The rehabilitation of a home using PY 2014 funds generated \$3,228.58 of program income to benefit an additional household.

The City of West Lafayette CDBG program did not utilize any publicly owned land or property to address a need identified in the Consolidated Plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	2	3
Number of special-needs households to be provided affordable housing units	0	0
Total	2	3

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units	0	0
Number of households supported through the rehab of existing units	2	3
Number of households supported through the acquisition of existing units	0	1
Total	2	4

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of West Lafayette exceeded its goals to assist elderly homeowners with housing repairs as well as reached its goals to create affordable housing in the New Chauncey neighborhood. The importance of these programs is high with the competing rental market in West Lafayette. The Purdue University students create a demand for high end rental housing, reducing the market for those households wishing to live in the West Lafayette Community and have a low or moderate income. The housing programs exceeding the goals have made living in the community easier for three households.

Discuss how these outcomes will impact future annual action plans.

The City of West Lafayette will continue to address the housing needs in the Consolidated Plan and future action plans. The City of West Lafayette has an affordable housing shortage and will continue to address those needs, even when exceeding the goals in the first year.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine

the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1,957	0
Low-income	10	0
Moderate-income	10	0
Total	1,977	0

Table 7 – Number of Persons Served

Narrative Information

The City of West Lafayette must follow the income guidelines set by the US Department of Housing and Urban Development when serving individuals and households. These guidelines are set for metropolitan areas each year. Table 7A shows the income limits by household size.

Table 7.A					
	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household
0-30 Percent MFI	\$13,350	\$15,930	\$20,090	\$24,250	\$28,410
31-50 Percent MFI	\$22,250	\$25,400	\$28,600	\$31,750	\$34,300
51-80 Percent MFI	\$35,600	\$40,650	\$45,750	\$50,800	\$54,900

Public services are the City's way of reaching the most fragile residents in the community, those at-risk of homelessness, live on the edge of poverty or under the poverty line. All of the individuals served by public services in the 2015 fiscal year, 1,957 in total, were extremely low income individuals, earning between 0-30 percent of the area median income. For a family of four, the income for this group is \$24,250 or less.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of West Lafayette & Lafayette use combined funds for a number of social service programs that serve extremely low income clients including:

- Family Promise
- LHTC Supportive Services
- Lafayette Urban Ministry
- Mental Health Association

Addressing the emergency shelter and transitional housing needs of homeless persons

Family Promise and Lafayette Urban Ministry provided emergency overnight shelter serving the homeless to 1,066 individuals combined. The Lafayette Urban Ministry (LUM) helped the majority of the individuals while helping 582. The LUM provides short-term overnight shelter, meals, and showers in a safe and caring environment. The LUM can accommodate up to 44 adults each night.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

LHTC is located at the Howarth Center in Lafayette. LHTC supportive services program offered services to 1,318 individuals offering supportive services programs for homeless and those at risk of homelessness. These services included meeting with a case manager, increase skills and income, teach people how to live independently and to find permanent affordable housing. They also offer phone/mail services, shower and laundry facilities, day sleep room, meal preparation, gas vouchers and bus tokens, client choice food pantry and clothing room.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

City staff continues to participate regularly with the Homeless Prevention Intervention Network of North Central Indiana (HPIN). HPIN is the Indiana Balance of State Continuum of Care regional planning agency for Region 4.

The cities of West Lafayette and Lafayette use combined HOME funds with the City of Lafayette administering the funds. The strategy to provide rent and utility assistance to people at-risk of homelessness relates to the Consortium's support of Tenant Based Rental Assistance (TBRA) for the Fresh Start program, the Family Stability program and Lafayette Housing Authority. The Fresh Start TBRA program served 4 new households and 3 existing households total during the program year with \$26,392.72 in HOME funds. The Family Stability TBRA program used \$997.00 in HOME funds while the Lafayette Housing Authority served 10 new households totaling \$47,392.58 in 2015.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Lafayette Housing Authority administers the Section 8 Housing Choice Voucher Program

(Actions taken to address the needs of public housing)

The Lafayette Housing Authority administers the Section 8 Housing Choice Voucher Program (HCV) of the U.S. Department of Housing and Urban Development (HUD). The Section 8 HCV Program provides access to housing that would not be affordable to them. The housing voucher family must pay 30% of its monthly adjusted gross income for rent and utilities, and if the unit rent is greater than the payment standard the family is required to pay the additional amount. By law, whenever a family moves to a new unit where the rent exceeds the payment standard, the family may not pay more than 40 percent of its adjusted monthly income for rent. The Lafayette Housing Authority reports issuing 24 new project based vouchers at the Singles Program and 16 new Veterans Affairs Supportive Housing Vouchers (VASH). Projected Based Vouchers of 48, VASH of 18, combined with the 1,157 general Housing Choice Vouchers make a total of 1,223 housing vouchers issued by the Lafayette Housing Authority.

The Lafayette Housing Authority was awarded 18 VASH Vouchers. VASH is a federal program designed to end veteran homelessness. The program allows veterans to receive a housing voucher and ongoing case management through the Veterans Administration (VA). The program pays a portion of rent each month directly to landlords and VA case managers stand ready to help the veterans and landlord with any issues that may arise that could impact the veterans' ability to maintain their housing. This is an enormous benefit to the property owner as they have someone to call for help if a problem arises.

The Lafayette Housing Authority also expanded its service level when a HAP contract to project based 24 units was signed in March 2015 with Lafayette Transitional Housing for the "Singles" Program which targets high-risk homeless individuals. The Lafayette Transitional Housing Center provides the supportive services and The Singles Program offers housing and case management to 15 men and 8 women. The housing is in a former nursing home facility, which allows each client their own furnished bedroom, and shared bathrooms and kitchen facilities. The Singles can stay at LTHC for indefinitely but after 12 months they can be referred to the Housing Authority for a non-project based voucher. Residents pay rent, which is based on their income and circumstances. The goal of the Singles Programs is to help the homeless break down the barriers that have led to their homelessness. LTHC has Case Managers who work with each client and are available 24/7. The case managers are to help gain access to appropriate services, developing and implementing short and long-term goals, and to give the clients overall support.

Tenant Based Rental Assistance works in the same manner as the Section 8 Housing Choice Voucher program. Funding for this program is provided by the HOME funds awarded by the Lafayette Housing Consortium and administered by the Lafayette Housing Authority. These funds help close the gap on the Lafayette Housing Authority waiting list by providing assistance for one

year before a Section 8 Housing Choice Voucher becomes available for the household. The Lafayette Housing Authority Section 8 Housing Choice Voucher waiting list is currently open with over 700 applicants on it.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Lafayette Housing Authority does not own or manage any public housing units and only administers a Housing Choice Voucher Program (HCV). The HCV program is a basic rental assistance program. The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Housing choice vouchers are administered locally by public housing agencies (PHAs). The PHAs receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the voucher program. LHA also does not offer homeownership with its program to voucher holders. A high percentage of voucher holders are elderly or disabled and prefer rental housing as maintenance on a home can prove to be challenging. The LHA also does not offer homeownership with its program to voucher holders. Most voucher holders are elderly or disabled and prefer rental housing as maintenance on a home can prove to be challenging.

Any voucher holder interested in homeownership will be referred to the Indianapolis Neighborhood Housing Partnership in Marion County, an agency with a mission to counsel low and moderate-income households and promote homeownership.

Actions taken to provide assistance to troubled PHAs

The Lafayette Housing Authority does not have a troubled status. Since the Section 8 Management Assessment Program (SEMAP) began in 1998, LHA has consistently been rated a High performing housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

While barriers to affordable housing can come from anywhere, the U.S. Department of Housing and Urban Development (HUD) recognizes a few universal barriers. Local and state regulations on zoning and building are the most recognized barriers to affordable housing. With increased regulation comes an increased cost to build housing that meets all regulations. The 2011 Hamilton County Analysis of Impediments to Fair Housing did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or appearance of housing and its design. While there may not be any regulatory barriers, the institutional structure currently used to develop affordable housing may face organizational and other non-regulatory barriers to affordable housing development. One of the top barriers suggested by local leaders and stakeholders is the cost of land and property acquisition.

The Cities of West Lafayette & Lafayette together provided HOME funding to Habitat for Humanity of Tippecanoe County by helping build 6 new homes using prior year funds totaling \$200,000.57. Each home constructed by Habitat for Humanity of Lafayette in program year 2015 is a certified Energy Star home. The added energy improvements and testing required to obtain the Energy Star certification will result in reduced utility costs and improve the long-term affordability of homeownership for the Habitat partner families. HOME funds also helped Faith CDC and NCH acquire and rehab 3 homes totaling \$305,000.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

To address the immediate, short-term needs of residents facing imminent hunger and/or homelessness, the City funds safety net programs designed to prevent homelessness. During fiscal year 2015, Food Finders provided food to 1,977 individuals. Using prior year funds food finders purchased and delivered 26,666 pounds of food to Lafayette Transitional Housing Center homeless shelter.

The City is also committed to addressing social problems that can lead to poverty and homelessness. Domestic violence, for example, contributes to poverty as a leading cause of women's and children's homelessness. The City's CDBG grant to the YWCA DVIPP provided beds, information and referral services and legal services to 77 women and beds to 56 children during FY 2015. YWCA DVIPP also provided 938 hours of case management and 8 women acquired jobs while at the shelter. In May 2016, the shelter moved to a newly renovated building owned by the YWCA. The new shelter contains 30 beds, 6 more than the previous shelter.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of West Lafayette continued to support the lead based paint program at the Tippecanoe County Health Department by taking on referrals to receive repairs or lead abatement/renovation through the Community Development Block Grant (CDBG) program.

The City followed the U.S. Department of Housing and Urban Development (HUD) rules for addressing lead based paint hazards when utilizing CDBG, HOME and other grant money to fund housing renovation. New Chauncey Housing, Inc. and Faith CDC both work in an areas of older homes and must test each home for lead hazards. Any property with more than \$5,000 of federal funds invested must follow the rules for Lead Paint reduction. All homes renovated and sold by either organization must use interium controls and pass a lead paint hazard inspection/clearance upon completion.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Tackling poverty is one of the most important factors in reducing social exclusion and improving the lives of our residents. This strategy is crucial for demonstrating the City of West Lafayette's commitment to tackling poverty. The City, in partnership with the City of Lafayette, and the social service and housing provider community, will strive for the goals and strategies below to help households stay out of poverty or become self-sufficient and elevate themselves from living in poverty.

- Promote economic empowerment by supporting facilities, services and activities aimed at developing the self-sufficiency for all low to moderate-income residents. Programs and activities to be potentially supported over the next five years include:
- Youth services
- Healthcare
- Food banks
- Transportation for elderly and disabled
- Continue to work with local agencies to identify barriers and issues related to poverty and support programs that will help low to moderate-income households overcome those barriers.
- Promote Section 3 Opportunities

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Lafayette Transitional Housing Center is in the planning and early rollout stages of a new Engagement Center strategy that coincides with our coordinated intake system. Expanded hours of operations, including weekends, began 2015. The organization is currently working with community partners and IHCDA on creating a new facility for engagement that would include permanent supportive housing and other amenities. The coordinated system would actually place qualified persons in the respective program as beds are available, using an assessment tool developed by

NAEH.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Traditional redevelopment has been led by small non-profit community development organizations at the grass roots level. Smaller organizations are unable to build large-scale projects. They are also unable to be holistic in nature which limits their impact on the target population. Some ideas to overcome these barriers and enhance coordination between public and private housing and social agencies are:

- Select target areas based on proximity to transportation options
- Attract for-profit developers to partner with non-profit service agencies to develop affordable housing development for extremely low-income families; connecting services and rental assistance with new developments
- Build projects with long term debt to help fund construction of the building, leaving rental income as a way to fund operations and maintenance of property
- Advocate for public and private transportation options for low income families living outside of walking distance of amenities needed for daily living, such as grocery stores, health care and employment options
- Enlist all levels of City government to be supportive for the development of additional affordable housing
- Feed positive stories to media outlets to counter negative stories associated with affordable housing

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The 2011 Analysis of Impediments to Fair Housing evaluated regulations as to zoning and planning regulations and their impact on housing. The Analysis of Impediments did not find any types of zoning that impose limits on housing, such as limits on vinyl siding or appearance of housing and its design. The study has found that the following impediments to fair housing choice exist within Tippecanoe County:

- Lack of local capacity and coordination.
- Lack of public awareness
- Disparate treatment in the rental market.

Over the 2015 fiscal year the Lafayette Housing Authority attended training opportunities for local landlords, developers and real estate professions to learn about the federal and state fair housing laws and topics related to fair housing. Through greater education, Tippecanoe County strives to increase local capacity and public awareness in the community. Over time, with more educated

professionals, the disparate treatment in the rental market will decrease.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring assures that recipients of federal funds are in compliance with local objectives and federal program requirements. The intent of the City of West Lafayette is to work cooperatively with contractors, grantees and sub-recipients in the use of federal funds as best as possible and within reasonable time constraints. Monitoring is an ongoing process with technical assistance available throughout the implementation and completion of all activities undertaken.

Initial Review of Project Eligibility

1. Requests for funding must be supported with an application to be reviewed for allocation recommendation. Applications include specific information regarding design of project, cost of project and beneficiaries.
2. Each activity must be eligible under related program rules and must meet one of the three national objectives -- benefit low and moderate income persons, aid in the prevention or elimination of slum and blight conditions, or meet an urgent need which threatens the health or welfare of the community.
3. An activity must be consistent with local goals and objectives as expressed in adopted policies and/or established plans and must comply with related program regulations.
4. Successfully funded applicants are required to sign a funding agreement outlining all of the requirements, regulations and standards. Funding agreements for all real property activities shall specify the acceptable use of the property, the length of the restrictive period, and disposition requirements.

Ongoing Review of Project Compliance

1. On-site monitoring will be conducted as may be deemed necessary and reasonable by the City of West Lafayette. Desk reviews and off-site monitoring will be an ongoing activity.
2. Claims for payment are filed, with appropriate documentation, with the program manager. The program manager reviews the claim and approves it for payment.
3. Quarterly, monthly, and/or annual reports on project and activity status is required of all sub-recipients.
4. The program manager will also monitor for beneficiary compliance.

Follow-up and Enforcement

1. Compliance concerns are addressed at all phases of an activity, as soon as the project manager is aware of the issue. Technical assistance is provided as necessary to maintain compliance.
2. Annual reviews of sub-recipient activities are conducted by the project manager, using a checklist of areas to be reviewed. The annual reviews are followed up with written statements of compliance

or non-compliance. In situations of non-compliance, the written statements detail methods and timeframes to bring the activity back into compliance.

3. Sub-recipients may be required to file a Certified Public Accountant (CPA) annual report of sub-recipient's financial stability and federally funded project expenditures. Records shall be maintained for five years after project closeout, which is when final payments and all related matters are closed.

4. Enforcement of activities not in compliance shall follow Part 85.43 with the right of appeal, as well as termination of a contract/agreement.

The City of West Lafayette has developed a risk assessment to determine which outside agencies should be monitored more regularly to ensure agencies with larger amounts of funding or new to the program can comply with multiple federal, state and local regulations.

The City of West Lafayette encourages the use of minority (MBE), women (WBE) and veteran (VBE) owned businesses for each of its programs. Contracts with grantees include language encouraging the use of these businesses. Staff work closely with the individual communities and grantees to help with procurement the solicitation of MBE, WBE or VBE contractors.

Citizen Participation Plan 91.105(d); 91.115(d)

The City of West Lafayette released the 2015 Consolidated Annual Performance and Evaluation Report (CAPER) for comment on September 14, 2016 for a period of 15 days. A copy of the legal ad for the public comment period is included in the attachments to this document.

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of West Lafayette published a legal ad in the Journal & Courier one week prior to the public release of the CAPER. A Draft copy of the document were available electronically via the City of West Lafayette website.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of West Lafayette does not anticipate any changes to the program's objectives or goals in the next year. The goal of reaching the most vulnerable in the community and across Tippecanoe County is still a priority of the Tippecanoe County Commissioners.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

This section is not applicable to the The City of West Lafayette.

Appendix A

Public Notice

CLASSIFIED

Classifieds: 866-400-5512
Employment: 888-692-7319



Hours: 8:00 a.m. - 4:30 p.m. M-F To place your ad, call: 765-423-5512 or 866-400-5512

Auto

Car shop with confidence!

Homes

Find great homes inside!

Stuff

Rid the old, make room for the new!

Ads are available from our Advertising Dept. All ads are subject to approval before publication. The Journal & Courier reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

White Cat in
neighborhood.
3779.

live...

nts-Rent

\$100 OFF 1st
1, 2 & 3 Bed.
765-447-2537

Studio! 1 Bed
+ deposit. Pet
near grocery.

et-Friendly
Disabled
community
in downtown
routes. Rent
utilities includ-
\$105 ☺

only a few lo-
at \$425 w/ lo-
tions. 449-0600

upper, walk-
town, private
ties paid. 765-
ntals.com ☺

h. townhouse
, W/D hookups
, quiet area.
ntals.com ☺

u, close to bus
& Downtown
dep. Call 765-

u, duplex with
super spacious
-449-0600
☺

765-491-1274

Dash Avenue, Lafayette, IN 47905, phone (765) 497-1600.
(LIC-09/09/16-0001567789)

City of West Lafayette Community Development Block Grant Consolidated Annual Performance and Evaluation Report for the 2015-2016 Program Year.

The report will be available for public comment September 14, 2016 through September 28, 2016 at the City of West Lafayette Department of Development and on the city's website at <http://www.wl.in.gov/government/fire/CDBG>. The report includes a summary of resources and program accomplishments, the status of actions taken to implement the overall strategy and a self evaluation of the progress made in addressing the identified priority needs and objectives. Comments on this report should be submitted to Dale Dixon, Assistant Director, 222 N. Chauncey Ave. Room 102, West Lafayette, IN 47906. The report will be submitted to the U.S. Department of Housing and Urban Development on September 30, 2016.
(LIC-09/09/16-0001556073)

STATE OF INDIANA } IN THE TIPPECANOE
COUNTY OF TIPPECANOE } SUPERIOR COURT 2
SARENA MESSERSMITH, } SS:
Plaintiff, } CAUSE NO. 79D02-1603-CT-000048.

vs. }
JOE E. GREER II, }
Defendant. }
ALIAS SUMMONS BY PUBLICATION

TO DEFENDANT: Joe E. Greer II

You are hereby notified that you have been sued by the person named as Plaintiff and in the Court indicated above. The nature of the suit against you is a Complaint for personal injury damages. The Defendant's whereabouts are unknown to Plaintiff.

You must answer the Complaint in writing, by you or your attorney, on or before the 17th day of October, 2016, the same being within thirty (30) days after the Third Notice of Suit, and if you fail to do so, a judgment will be entered against you for what the Plaintiff has demanded.

If you have a claim for relief against the Plaintiff arising from the same transaction or occurrence, you must assert it in your written answer.
Dated: 8/31/16

Christa Coffey, Clerk
Superior Court 2 of Tippecanoe County
P.O. Box 1665, Lafayette, IN 47902

The following manner of service of Summons is hereby designated:
SERVICE BY PUBLICATION

Attorneys for Plaintiffs: Zachary T. Williams (30207-41)
WITHERED BURNS, LLP
8 N. 3rd Street, Suite 401
P.O. Box 499
Lafayette, IN 47902-0499
Telephone: (765) 742-1988
Facsimile: (765) 742-8774
Email: zwilliams@witheredlaw.com
(LIC-09/02/16, 09/09/16, 09/16/16-0001553559)

George's Blacktop Paving

Asphalt - Sealing - Grade & Gravel
Family owned & operated 30+ yrs.
Free Estimates 7 days A Week
BBB accredited 765-589-8579
765-379-9445 or 765-379-9294

Cleaning & Maid Services

HOUSEKEEPING SERVICES
Will do regular housekeeping
in Lafayette area.
Please call 765-412-4911

Handyman Services

A. J. Construction
And Home Maintenance
"Making a Difference One Home
At A Time" (Col. 3:23) 25+ yrs. exp.
Interior/Exterior Painting, Plumbing,
Electrical, Carpentry, Windows, etc.
For FREE Estimates call 765-307-6671

Home Maintenance

MOWING & LAWN CARE
COMPLETE LANDSCAPE
& HANDYMAN SERVICES
PROPERTY MAINTENANCE
FREE ESTIMATES: 765-427-2485

MOWING & LAWN CARE
COMPLETE LANDSCAPE
& HANDYMAN SERVICES
PROPERTY MAINTENANCE
FREE ESTIMATES: 765-427-2485

Call: CHRIS STANTON 20+ yrs. exp.
(765) 497-1773
www.FineFinishesPainting.com

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"With An Eye For Detail"
Painting (interior & exterior), drywall
repair, plaster repair (old school),
wallpaper removal. 765-426-1676
ipaintit208@yahoo.com



R & S Decorating
DRYWALL REPAIRS * PAINTING
* TEXTURING * CARPENTRY
* DECK STAINING. Reasonable prices!
Fully Insured * Over 30 Yrs. Exp.
765-202-3017 or 574-967-3942

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#1 Anderson Hot Pressure Wash!
A PREFERRED SENIOR SERVICE
Ranch homes starting at \$185
Decks & Patios \$85+ Driveways \$75+
Small Wash Jobs OK! Free Estimates.
Serving Laf. for 35 yrs. Sr. Discounts!!
Call Karl: 765-714-3818
andersonpressurewash.com

Tree Service

EPIC Tree Trimming & Removal
Tippecanoe & surrounding. Insured.
Stump removals. Free estimates
765-586-6338 epictreetrimming.com

Wayne's Tree Service
10% SPRING DISCOUNT
Trim, Top & Remove
Stump Grinding, Insured.
"We will meet or beat any
other estimates" 765-337-9410

Appendix B

PR -26 CDBG Financial Summary Report



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2015
WEST LAFAYETTE , IN

DATE: 09-12-16
TIME: 12:22
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	187,359.19
02 ENTITLEMENT GRANT	307,715.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	78,237.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	573,311.19

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	217,752.40
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	217,752.40
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	38,501.39
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	256,253.79
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	317,057.40

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	217,752.40
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	217,752.40
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2013 PY: 2014 PY: 2015
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	1,210,095.59
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,210,095.59
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	100.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	40,313.39
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	17,443.61
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	15,100.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	42,657.00
32 ENTITLEMENT GRANT	307,715.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	307,715.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.86%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	38,501.39
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	17,725.41
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	26,226.80
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	30,000.00
42 ENTITLEMENT GRANT	307,715.00
43 CURRENT YEAR PROGRAM INCOME	78,237.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	385,952.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	7.77%



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
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LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	3	2081	5879743	Transitional Housing	05	LMC	\$1,870.00
2014	3	2083	5879743	Emergency Homeless Shelter	05	LMC	\$1,585.00
2014	3	2088	5879743	Supportive Services	05	LMC	\$1,095.00
2015	4	2099	5879743	Emergency Homeless Shelter	05	LMC	\$1,700.00
2015	4	2099	5919880	Emergency Homeless Shelter	05	LMC	\$1,700.00
2015	4	2099	5935834	Emergency Homeless Shelter	05	LMC	\$1,700.00
2015	4	2100	5866727	Homeless Supportive Services	05	LMC	\$2,000.00
2015	4	2100	5889978	Homeless Supportive Services	05	LMC	\$2,000.00
2015	4	2100	5922456	Homeless Supportive Services	05	LMC	\$2,000.00
2015	4	2101	5866727	Family and Singles Housing	05	LMC	\$2,464.25
2015	4	2101	5889978	Family and Singles Housing	05	LMC	\$2,464.25
2015	4	2101	5922456	Family and Singles Housing	05	LMC	\$2,464.25
					05	Matrix Code	\$23,042.75
2014	2	2078	5856613	Home Repair Program	05A	LMC	\$800.00
2014	2	2078	5906765	Home Repair Program	05A	LMC	\$450.64
2014	2	2079	5831668	Elderly In-Home Services	05A	LMC	\$670.00
2015	5	2103	5859860	Reliance Homecare	05A	LMC	\$750.00
2015	5	2103	5883923	Reliance Homecare	05A	LMC	\$750.00
2015	5	2103	5919880	Reliance Homecare	05A	LMC	\$750.00
					05A	Matrix Code	\$4,170.64
2014	3	2082	5831668	Domestic Violence Intervention and Prevention	05G	LMC	\$2,100.00
2015	4	2097	5859860	Domestic Violence Intervention	05G	LMC	\$2,500.00
2015	4	2097	5887520	Domestic Violence Intervention	05G	LMC	\$2,500.00
2015	4	2097	5919880	Domestic Violence Intervention	05G	LMC	\$2,500.00
					05G	Matrix Code	\$9,600.00
2014	3	2080	5835141	MHA Day Shelter	05O	LMC	\$2,300.00
					05O	Matrix Code	\$2,300.00
2014	3	2084	5840205	Food Bank	05W	LMC	\$1,200.00
					05W	Matrix Code	\$1,200.00
Total							\$40,313.39

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	2	2043	5828581	General Program Administration	21A		\$5.26
2012	2	2043	5831668	General Program Administration	21A		\$291.40
2012	2	2043	5874151	General Program Administration	21A		\$168.94
2014	5	2086	5828581	General Program Administration	21A		\$291.51
2014	5	2086	5831668	General Program Administration	21A		\$454.16
2014	5	2086	5836245	General Program Administration	21A		\$258.71
2014	5	2086	5842262	General Program Administration	21A		\$435.03
2014	5	2086	5844518	General Program Administration	21A		\$633.39
2014	5	2086	5848355	General Program Administration	21A		\$709.89
2014	5	2086	5853502	General Program Administration	21A		\$295.06
2014	5	2086	5854137	General Program Administration	21A		\$1,061.65
2014	5	2086	5859860	General Program Administration	21A		\$778.35
2014	5	2086	5862123	General Program Administration	21A		\$976.04
2014	5	2086	5862346	General Program Administration	21A		\$265.50
2014	5	2086	5866727	General Program Administration	21A		\$278.85
2014	5	2086	5872032	General Program Administration	21A		\$405.00
2014	5	2086	5874151	General Program Administration	21A		\$2,511.10
2014	5	2086	5875832	General Program Administration	21A		\$268.14



Appendix C

Section 3 Report



Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons

U.S. Department of Housing and Urban Development

Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0043
(exp. 11/30/2018)

Disbursement Agency
WEST LAFAYETTE HOUSING AUTH(CITY OF
609 WEST NAVAJO DRIVE, WEST LAFAYETTE, IN 47906
35-6001233

Reporting Entity
WEST LAFAYETTE HOUSING AUTH(CITY OF
609 WEST NAVAJO DRIVE, WEST LAFAYETTE, IN 47906

Dollar Amount:	\$175,744.96
Contact Person:	Dale Dixon
Date Report Submitted:	08/18/2016

Reporting Period		Program Area Code	Program Area Name
From	To		
07/01/2015	06/30/2016	CDB1	Community Devel Block Grants

The expenditure of these funds did not result in any covered contracts or new hires during the 12-month period selected.